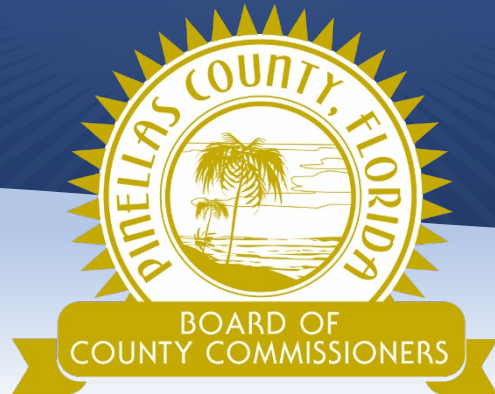


Community Assisted & Supported Living, Inc.

Case #s FLU-22-04 & ZON-22-05

January 31, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property

2.79 acres located at 13000 Park Boulevard in unincorporated Seminole

Future Land Use Map (FLUM) Amendment

From: RS, Residential Suburban (2.5 units per acre max)

To: RL, Residential Low (5.0 units per acre max)

Zoning Atlas Amendment

From: R-E, Residential Estate

To: RM-CO, Multi-family Residential – Conditional Overlay

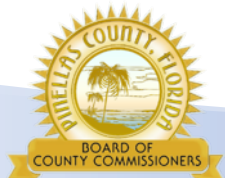
Existing Use: Single family home and accessory structures

Proposed Use: Multi-family for persons with developmental disabilities



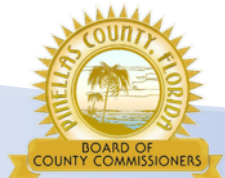
Board of County Commissioners Continued the Cases

- **December 13, 2022, public hearing**
- **Requested by the Applicants**
- **To allow time to address some neighborhood concerns through changes to the Conditional Overlay**
- **Applicants subsequently submitted proposed changes to the Conditional Overlay**

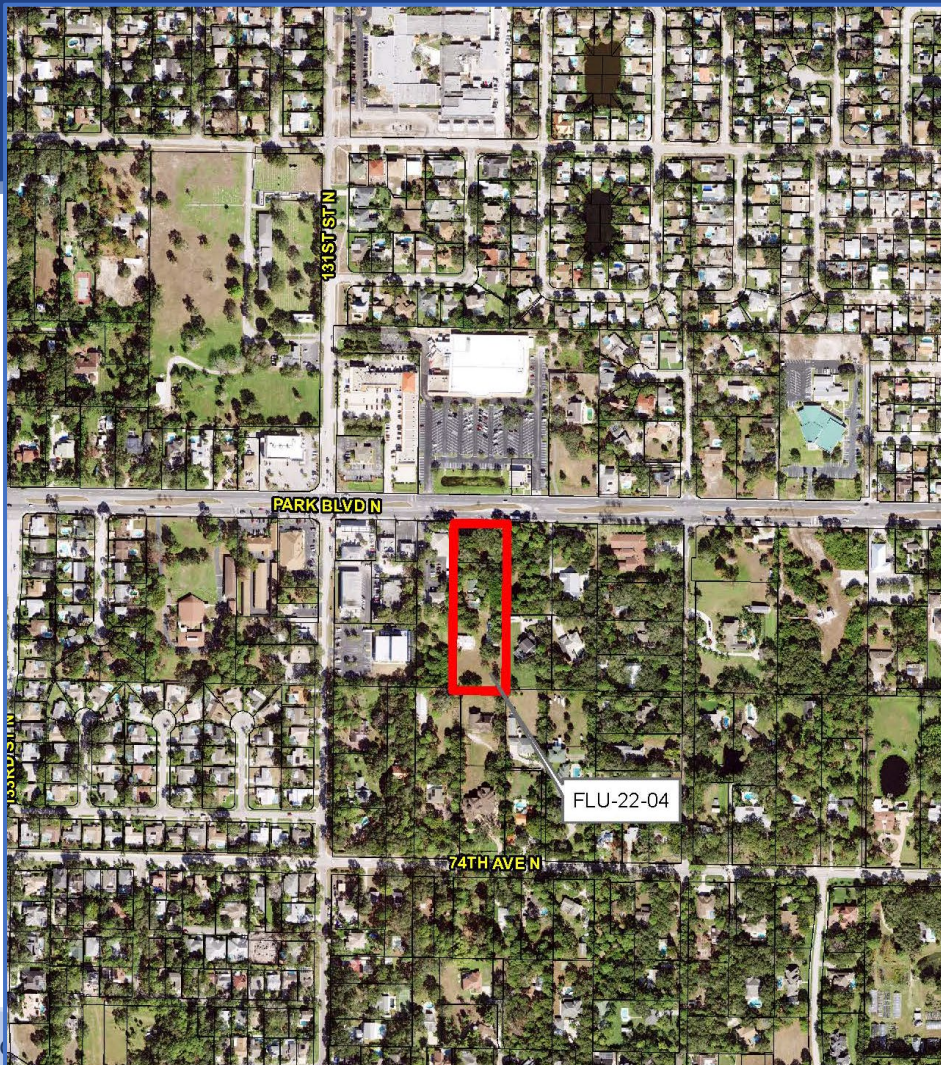


Conditional Overlay

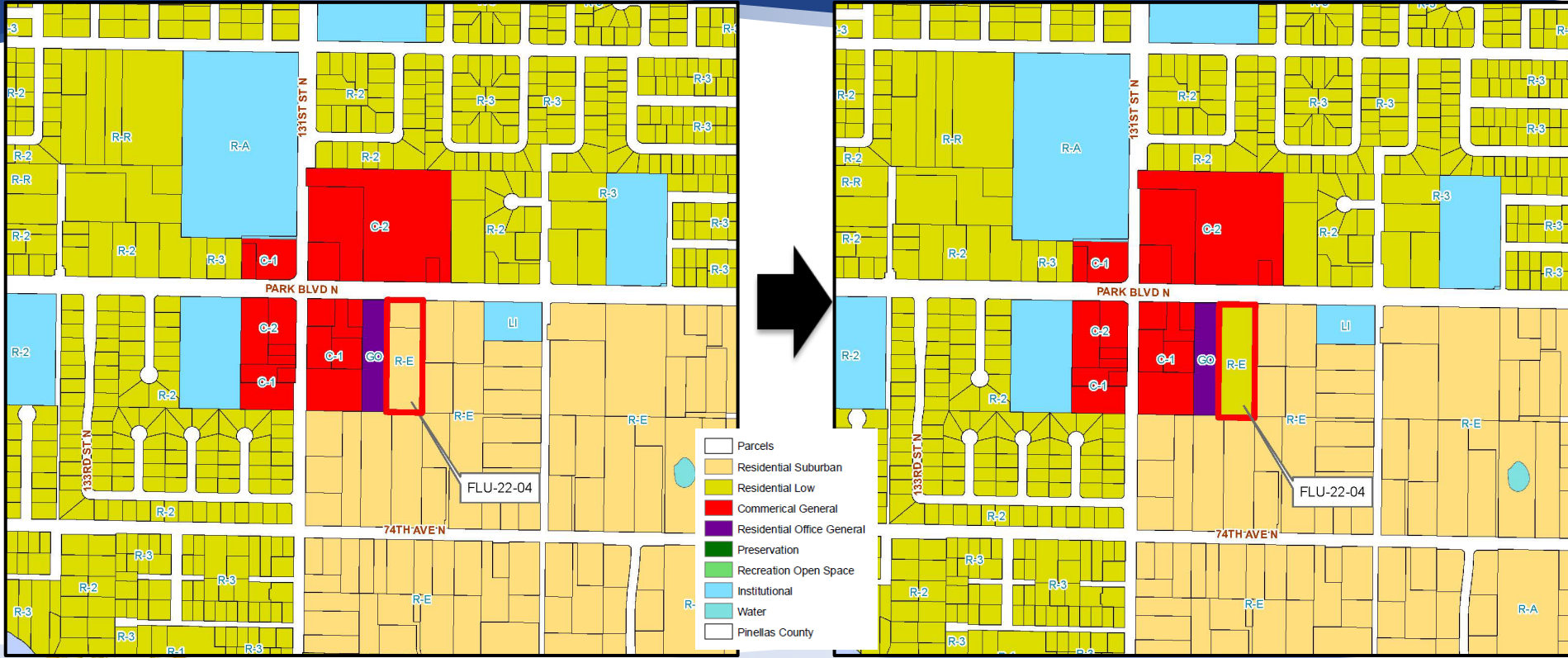
- **Maximum 20 residential dwelling units**
- **Combination of 1 & 2-bedroom units**
- **New single-story duplex or triplex residential structures; existing two-story home to remain**
- **Independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statutes**
- **Permanent supportive housing services for occupants only**
- **Clubhouse and other associated amenities included**
- **Required setbacks will meet or exceed those of the existing R-E district**
 - 25 ft front, 15 ft sides, 120 ft rear (10 ft front and 5 ft sides and rear normal in RM)



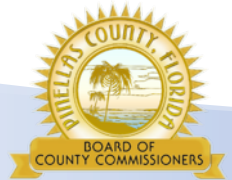
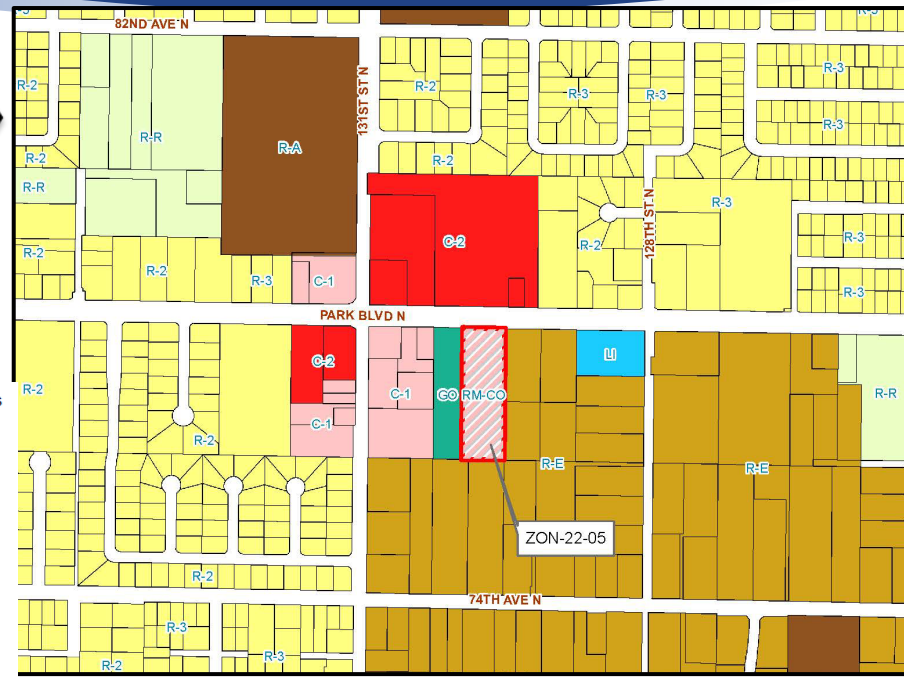
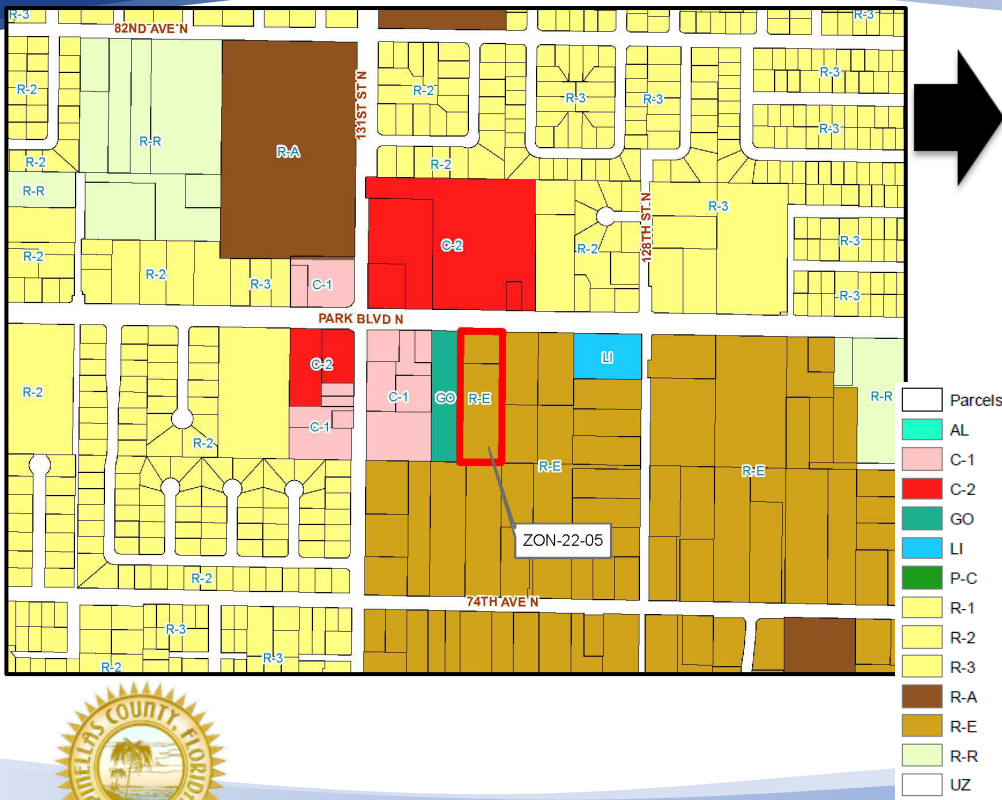
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Site Photos



Looking east along Park Boulevard



Adjacent medical office to west

Site Photos



Looking west along Park Boulevard



Shopping Center across Park Boulevard

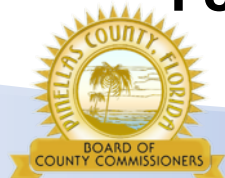
Additional Information – Land Use

Current RS Land Use

- **Allows residential, agriculture, institutional, rec/open space**
- **2.5 residential units per acre**
- **0.3 Floor Area Ratio (FAR) for nonresidential uses**

Proposed RL Land Use

- **Allows residential, institutional, rec/open space**
- **5.0 residential units per acre**
- **0.4 FAR for nonresidential uses**
- **Potential traffic impacts of 37 additional daily trips**



Additional Information - Zoning

Current R-E Zoning

- **Allows single family residential & accessory agriculture**
- **32,000 square foot minimum lot size**
- **Maximum building height of 35 feet; 25/10/15-ft setbacks**

Proposed RM-CO Zoning

- **Would allow duplexes/triplexes for developmentally disabled**
- **All buildings on one lot; minimum 10-ft separation**
- **New buildings one-story height; 25/15/120-ft setbacks**
- **Existing home would remain**

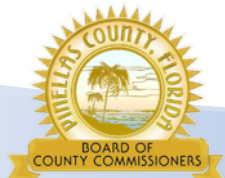


Affordable Housing Density Bonus

- Applicant intends to seek an affordable housing density bonus
- Administrative review in the RM zoning district
- RL would allow 14 maximum units at base density
- Density bonus needed to achieve the proposed 20 units
- Development subject to full site plan review

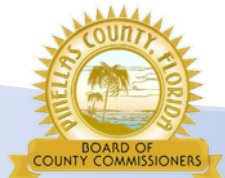
Flood Risk

- Subject property is not within the Coastal High Hazard Area (CHHA)
- Evacuation Level D



Surrounding Uses

- **Park Boulevard – 4-lane divided arterial roadway**
- **Commercial/office node to north and west**
- **Large lot single family homes to south and east**
- **Property to east along Park Boulevard owned by the applicant**
- **Proposed development is a transitional use**



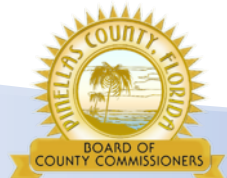
Recommendation – Land Use (FLU-22-04)



Proposed Land Use Amendment (RS to RL)

- **Subject property fronts a busy arterial roadway with a mix of uses**
- **Sole access will be from Park Boulevard**
- **Provides transition between more intensive uses to north and west and single-family homes to south and east**
- **Subject property will continue to be limited to residential-type uses**
- **Consistent with the Comprehensive Plan**

Development Review Committee staff recommends Approval
Local Planning Agency – Recommended Denial (4-1 vote)



Recommendation – Zoning (ZON-22-05)



Proposed Zoning Amendment (R-E to RM-CO)

- **Subject property is in a transitional location fronting an arterial roadway**
- **Sole access will be from Park Boulevard**
- **Conditional Overlay provides assurances as to the future use**
- **Not within the Coastal High Hazard Area**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – Recommended Denial (3-2 vote)

*** Recommendations made prior to the proposed Conditional Overlay changes**

